



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

**SUBJECT: 50% Schematic Designs
CIM "Heart of the City"
Mixed-Use Project**

DATE: March 25, 2003

APPROVED:

DATE:

The Landmarks Commission saw this project at its regular meeting on November 6, 2002 (the Staff Report is attached). At that time, only site plans were available and no architectural plans were prepared.

For the past two months, the CIM Group has been working with architectural firms on schematic-level designs for the first two sites, detailed below. The Agency Board is required to approve the 100% Schematic Designs prior to start of construction. At this time, The Redevelopment Agency is seeking comments and feedback from the Historic Landmarks Commission on the 50% Schematic Designs, to inform and guide the development of the building through the Schematic Design phase. In addition the Redevelopment Agency is seeking feedback from the Downtown resident and business community through outreach meetings and presentations.

100% Schematic Designs are estimated to be complete in May, 2003. Construction is estimated to begin in July, 2003.

The two sites are as follows:

Fountain Alley Site

APN: 467-22-121

Architect: RTK Architects, Inc.

Conditional Use Permit: RCP202-013

The site is a 1.25-acre parking lot located at on the west side of Second Street between Santa Clara and San Fernando. The use will be ground floor commercial with residential above, including entertainment. As proposed, the Fountain Alley project will consist of a maximum 33,250 square feet of ground-floor commercial space for a mix of retail, restaurant and entertainment tenants. A maximum of 120 residential rental (apartment) units is also proposed as a part of the project. Approximately 340 on-site parking spaces are proposed within a two-level below grade parking structure.

Second and Santa Clara Site

APN: 467-22-134

Architect: MWM Architects, Inc.

Conditional Use Permit: RCP202-014

The site is a 1.10-acre parking lot located at on the East side of Second Street Between San Fernando Street and Santa Clara Street (north of the Zanutto's Grocery Store). The use will be ground floor commercial with residential above. As proposed, the Second and Santa Clara project will consist of a maximum 17,000 square feet of ground-floor commercial space for a mix of retail, restaurant and entertainment tenants. A maximum of 74 residential units is also proposed as a part of the project. It is anticipated that the residential units will consist of owner-occupied (condominium) and for-rent (apartment) units. The residential units will be located above the ground-floor commercial space. Approximately 172 on-site parking spaces are proposed within a below grade parking structure.

Courtney Damkroger
Historic Preservation Officer

Attachment